



£525,000 Freehold



45 Herbert Road, Bexleyheath, Kent DA7  
4QF



## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this well presented 1930s semi-detached house, close to schools, amenities, and transport links including Bexleyheath Station. This spacious property comprises 3 bedrooms, fitted kitchen, living room, dining room, downstairs wet-room, and upstairs family bathroom. Further benefits include off street parking, garage, separate outbuilding, double glazing, gas central heating, and approximately 70ft garden.

Total Internal Area approx: 1,348.28 sq ft (125.26 sq m)





## ROOM DESCRIPTIONS

### Ground Floor

#### Porch

Double glazed; door leading to hallway.

#### Hallway

Laminate flooring, radiator, understairs storage; carpeted stairs leading to first floor.

#### Living Room

Laminate flooring, radiator, feature fireplace; double glazed bay window to front.

#### Dining Room

Laminate flooring, radiator, feature fireplace, double glazed windows; double glazed patio doors leading to rear garden.

#### Kitchen

Laminate flooring; range of wood wall and base units with complementary worktops and tiled splashback; stainless steel sink and drainer with mixer tap; gas hob with extractor hood over; oven, integrated fridge/freezer, integrated dishwasher; space and connections for washing machine; space and connections for dryer; double glazed door leading to rear garden.

#### Wet Room

Tiled flooring, tiled walls; walk-in shower enclosure with thermostatic rainfall fitting; wash-hand basin; double glazed frosted window to side.

### First Floor

#### Landing

Carpeted; double glazed window; access to loft.

#### Bedroom

Carpeted, radiator, double glazed bay windows.

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#### Family Bathroom

Tiled flooring, tiled walls; panelled corner-bath with shower-mixer; vanity unit with wash-hand basin; w/c, double glazed frosted window.

#### Cloakroom

Tiled flooring, w/c, double glazed frosted window.

### External

#### Front Driveway

Off street parking.

#### Rear Garden

Approximately 70ft; block-paved, lawn, outdoor tap; access to outbuilding; access to garage.

#### Office / Studio

Electrical power, double glazed windows.

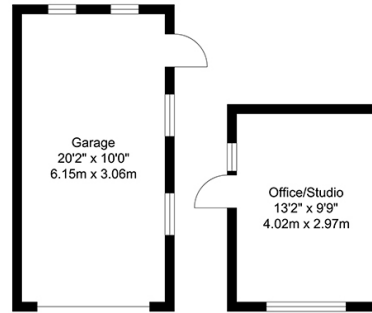
#### Garage

Electrical power and lighting; up-and-over door, windows; door to garden.

#### Information

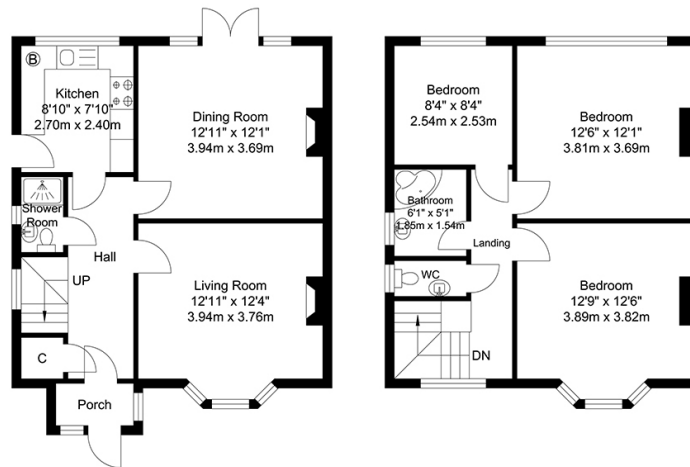
- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.1 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 1.5 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink
- 0.7 miles (approx) to Danson Park & Lake
- 0.5 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 0.6 miles (approx) to Broadway Shopping Centre
- Council Tax: Band E

# FLOORPLAN



Garage  
Approximate Floor Area  
202.57 SQ.FT.  
(18.82 SQ.M.)

Office/Studio  
Approximate Floor Area  
128.52 SQ.FT.  
(11.94 SQ.M.)



Ground Floor  
Approximate Floor Area  
517.52 SQ.FT.  
(48.08 SQ.M.)

First Floor  
Approximate Floor Area  
499.66 SQ.FT.  
(46.42 SQ.M.)

TOTAL APPROX FLOOR AREA 1348.28 SQ. FT / 125.26 SQ. M  
For Identification Purposes Only.

